



CYPRESS RETAIL GROUP



Stevenson Ranch Plaza

Santa Clarita, CA

FOR LEASE | Restaurant/Retail Spaces Available | 24917 Pico Canyon Rd





Units Available

- Space 2: 2,045 SF Retail/Restaurant
- Space 4: 1,200 SF Retail/Restaurant
- Space 6: 1,200 SF Retail/Restaurant
- Space 8: 1,225 SF Retail/Restaurant
- Space 11: Lease Pending
- Space 14: 7,800 SF Retail

Property Highlights

- Off the 5 Freeway at Lyons Ave
- NWC of Pico Canyon Rd & The Old Rd, directly across the street from the Valencia Marketplace
- Anchors include LA Fitness, Ralphs & PetSmart
- Over 49,877 CPD at the intersection



Co-Tenants



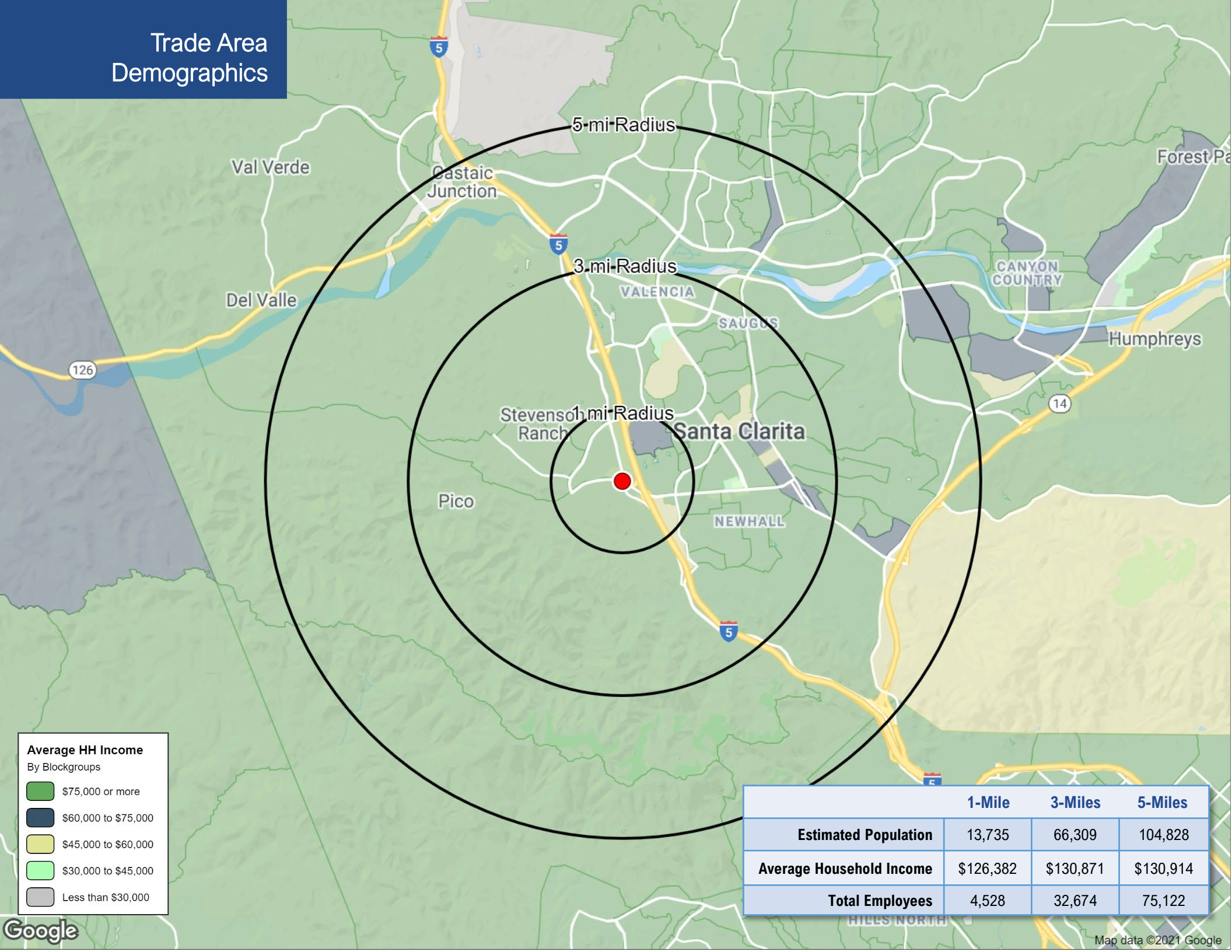
Area Retailers



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Trade Area Demographics



Average HH Income
By Blockgroups

- \$75,000 or more
- \$60,000 to \$75,000
- \$45,000 to \$60,000
- \$30,000 to \$45,000
- Less than \$30,000

	1-Mile	3-Miles	5-Miles
Estimated Population	13,735	66,309	104,828
Average Household Income	\$126,382	\$130,871	\$130,914
Total Employees	4,528	32,674	75,122

Trade Aerial



FivePoint Valencia
21,500 PLANNED
RESIDENTIAL UNITS

Valencia Marketplace
BED BATH & BEYOND
Walmart
Marshalls Michaels
ROSS OLD NAVY STAPLES
Party City WORLD MARKET
BOB'S VONS NIKE
FURNITURE Massage Envy

SITE
Ralphs LA FITNESS
PET SMART
DAVID'S BRIDAL
Guitar Center

Santa Clarita Valley
Population
EST. 293,042

Aerial



LA FITNESS
Guitar Center
DAVID'S BRIDAL
FURNITURE DESIGN CENTER

Valencia Marketplace
BED BATH & BEYOND
Walmart
Marshalls
MICHAEL'S
ROSS DRESS FOR LESS
COST PLUS
WORLD MARKET
Staples
Party City
BOB'S DISCOUNT FURNITURE
VONS
OLD NAVY
NIKE

Ralphs

PICO CANYON RD 28,092 CPD

DEL TACO

extended STAY AMERICA

THE OLD RD 21,785 CPD

INTERSTATE 5

197,431 CPD

Site Plan





Contact Us

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